

For Sale

±3,098 acres available

Starr County, along the Rio Grande River border

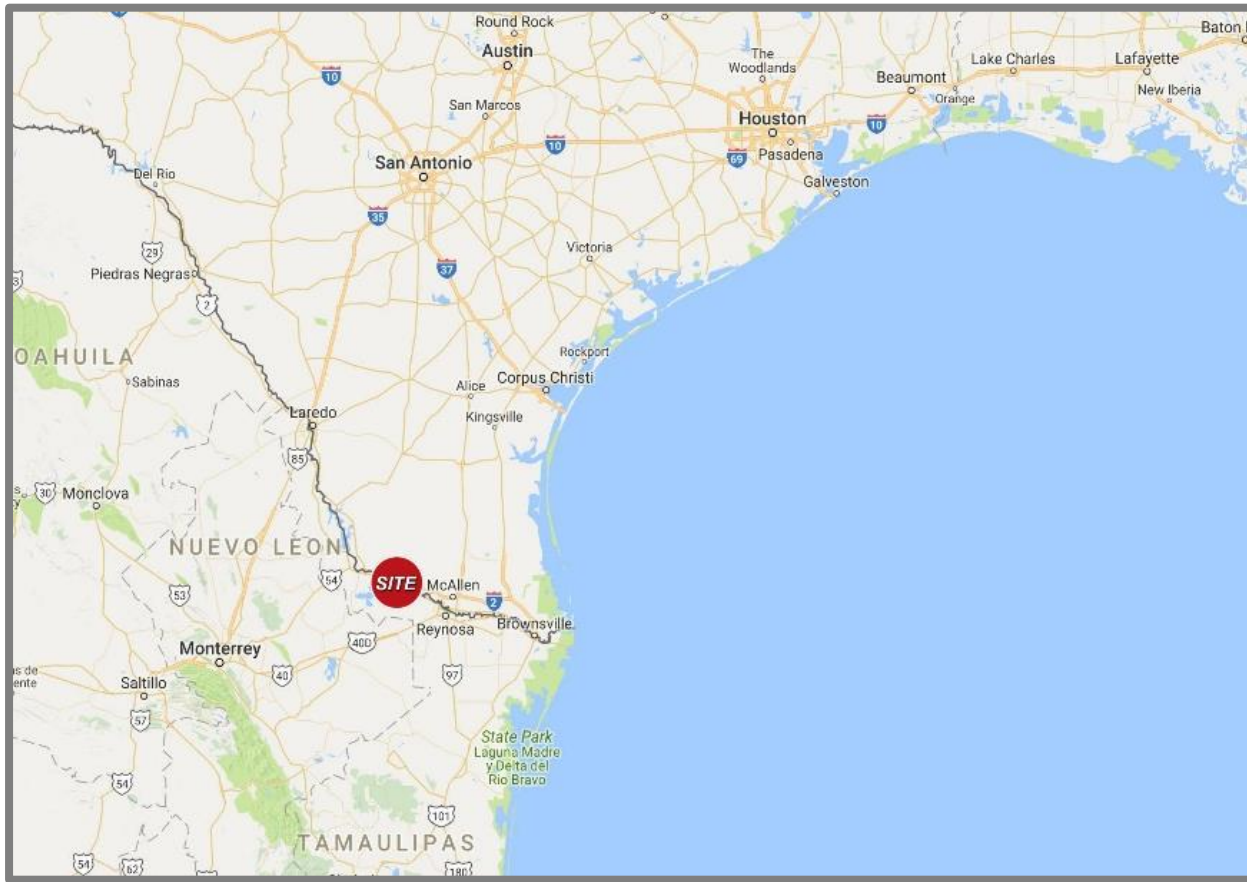
Starr County, Texas

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Location

The ±3098 acre tract of land is located in Starr County, Texas and runs along the Rio Grande River border. The property is located ±60 miles west of Harlingen, TX. McAllen is just under 30 miles southeast from the subject site.

Size

±3,098 acres

Highest & Best Use

Farm, Ranch land

Access & Visibility

Access from Old Military and Produce Road. Rail Line runs along northern border of the property.

Utilities

Water is pumped in from the Rio Grande River.

Asking Sales Price

\$9,500,000



Estimated Population

20-mile	40-miles	60-miles
125,936	796,359	1,040,764



Average Household Income

20-mile	40-miles	60-miles
\$44,045	\$56,309	\$55,160



Traffic Counts

108,546 VPD
TX-83 west of TX-281
103,554 VPD
TX-83 east of TX-281



Number of Households

20-mile	40-miles	60-miles
32,604	221,803	291,584



Median Age

1-mile	3-miles	5-miles
28.0	29.4	29.7

Property Information



The property is located approximately 60 miles west of Harlingen, TX. McAllen is just under 30 miles southeast from the subject site and has a population totaling around 140,000 people. The property is bordered to the south by the Rio Grande River and a railroad track to the north. Highway 83 is located north of the tract and runs from McAllen to Rio Grande City.

Presently, the property is being operated as the Starr Produce Farm under a long term lease to Chapotal Farms and Tex Mex Cattle Company, tenants in common through August 31, 2026. The site is improved with a manager's house, a 20,000 s.f. packing shed and an old farm camp near the Rio Grande River. The site is surrounded by a wildlife refuge to the west, the Rio Grande River with Mexico beyond to the south, the town of La Grulla, agricultural and vacant land to the east and a large maintenance facility and vacant land to the north beyond Military Road. The entire property is located in the 100- year floodplain.

There are nine gas wells, all in a concentrated area, located along the perimeter of the land in the southwest quadrant which does not adversely impact the farm operation. They are drilled by Metano Energy, LP.

A narrow "fringe" of land along the Rio Grande River on the subject's south property line curving up north and west of the property line is owned by the U.S. Fish and Wildlife and is known as the Lower Rio Grande Valley National Wildlife Refuge.

[illegible][illegible]

LINE	0.25	0.50	1.00	2.00	4.00	8.00	16.00	32.00	64.00	128.00	256.00	512.00	1024.00	2048.00	4096.00	8192.00	16384.00	32768.00	65536.00	131072.00	262144.00	524288.00	1048576.00	2097152.00	4194304.00	8388608.00	16777216.00	33554432.00	67108864.00	134217728.00	268435456.00	536870912.00	1073741824.00	2147483648.00	4294967296.00	8589934592.00	17179869184.00	34359738368.00	68719476736.00	137438953472.00	274877906944.00	549755813888.00	1099511627776.00	2199023255552.00	4398046511104.00	8796093022208.00	17592186044416.00	35184372088832.00	70368744177664.00	140737488355328.00	281474976710656.00	562949953421312.00	1125899906842624.00	2251799813685248.00	4503599627370496.00	9007199254740992.00	18014398509481984.00	36028797018963968.00	72057594037927936.00	144115188075855872.00	288230376151711744.00	576460752303423488.00	1152921504606846976.00	2305843009213693952.00	4611686018427387904.00	9223372036854775808.00	18446744073709551616.00	36893488147419103232.00	73786976294838206464.00	147573952589676412928.00	295147905179352825856.00	590295810358705651712.00	1180591620717411303424.00	2361183241434822606848.00	4722366482869645213696.00	9444732965739290427392.00	18889465931478580854784.00	37778931862957161709568.00	75557863725914323419136.00	151115727451828646838272.00	302231454903657293676544.00	604462909807314587353088.00	1208925819614629174706176.00	2417851639229258349412352.00	4835703278458516698824704.00	9671406556917033397649408.00	19342813113834066795298816.00	38685626227668133590597632.00	77371252455336267181195264.00	154742504910672534362390528.00	309485009821345068724781056.00	618970019642690137449562112.00	1237940039285380274899124224.00	2475880078570760549798248448.00	4951760157141521099596496896.00	9903520314283042199192993792.00	19807040628566084398385987584.00	39614081257132168796771975168.00	79228162514264337593543950336.00	158456325028528675187087900672.00	316912650057057350374175801344.00	633825300114114700748351602688.00	1267650600228229401496703205376.00	2535301200456458802993406410752.00	5070602400912917605986812821504.00	10141204801825835211973625643008.00	20282409603651670423947251286016.00	40564819207303340847894502572032.00	81129638414606681695789005144064.00	162259276829213363391578010288128.00	324518553658426726783156020576256.00	649037107316853453566312041152512.00	1298074214633706907132624082305024.00	2596148429267413814265248164610048.00	5192296858534827628530496329220096.00	10384593717069655257060992658440192.00	20769187434139310514121985316880384.00	41538374868278621028243970633760768.00	83076749736557242056487941267521536.00	166153499473114484112975882535043072.00	332306998946228968225951765070086144.00	664613997892457936451903530140172288.00	1329227995784915872903807060280344576.00	2658455991569831745807614120560689152.00	5316911983139663491615228241121378304.00	10633823966279326983230456482242756608.00	21267647932558653966460912964485513216.00	42535295865117307932921825928971026432.00	85070591730234615865843651857942052864.00	170141183460469231731687303715884105728.00	340282366920938463463374607431768211456.00	680564733841876926926749214863536422912.00	1361129467683753853853498429727072845824.00	2722258935367507707706996859454145691648.00	5444517870735015415413993718908291383296.00	10889035741470030830827987437816582766592.00	21778071482940061661655974875633165533184.00	43556142965880123323311949751266331066368.00
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Notes: Results obtained based on panel Ordinary least-squares regressions.

Tract No. 1 - 27.47 Ac.
Tract No. 2 - 3071.47 Ac.
Total 3098.94 Ac.
of which 3.86 Ac. lies within County Road R.O.W.

Starr Produce Co.

<i>Vol.</i>	<i>No.</i>	<i>pg.</i>	<i>157</i>
<i>Vol.</i>	<i>No.</i>	<i>pg.</i>	<i>725</i>
<i>Vol.</i>	<i>No.</i>	<i>pg.</i>	<i>851</i>

Vol. No.	731.	pg.	725
Vol. No.	366.	na.	451

Vol. No. 366, pg. 251

Note: Border - Pacific Hwy. documentation as follows:

Sta. 484+50 to Sta. 522+41—Periton No 90 & 91, Carnargo—J.B. Carrington & S.B. Nicoby to R.C.C. Railway Co. Vol. No. 51, pg. 135-40

Hiyama Cuernu, et al. to J.B. Carrington & S.B. Ranby Vol. No. 51 pg. 153-6

Coston, Beck, et al. to J.B. Carrington & S.D. Rixaby—Vol. No. 49 pg. 542-4

Vol. 401-54 to Sta. 418+00-- Parsons, No. 32, Cambridge- J. H. Carrington & S. B. Riechly to R.G.C. Railway Co. -Vol. No. 52, pp. 135-40
K. B. Corneish, Trustee to J. H. Carrington & S. B. Riechly, Vol. No. 51 to 178

Francesco J. Isanzzo to J.H. Carrington & S.H. Ricahy— Vol. No. 51, pg. 151-8

a. 327+20 in Sky. 401+51 - Portion No.93. Camarillo- J.B. Carrington & S.B. Nicoby to R.G.C. Rosbury Co. - Vol. No 51, pg. 135-40
Verdean, Lawrence et al. to J.B. Carrington & S.B. Nicoby. Vol. No. 54 pg. 310-2

297-10 to Sta. 327+30 - *Portion No. 9-4, Carrington & S. B. Riechy in R. C. Ralston Co. - Vol. No. 57, pg. 435-40*

M.M. Jones, et al. *do J.B. Carington* & S.B. Fickay- Vol. No. 54, pp. 111-12

to be a direct representation of a survey performed on the ground under my direction and supervision and is true and correct to the best of my knowledge and belief

I, Edualdo Aguilar, a Registered Professional Land Surveyor, do hereby certify the foregoing plat to be a direct representation of a survey performed on the ground under my direction and supervision and is true and correct to the best of my knowledge and belief.